BRAC & HISTORIC PRESERVATION

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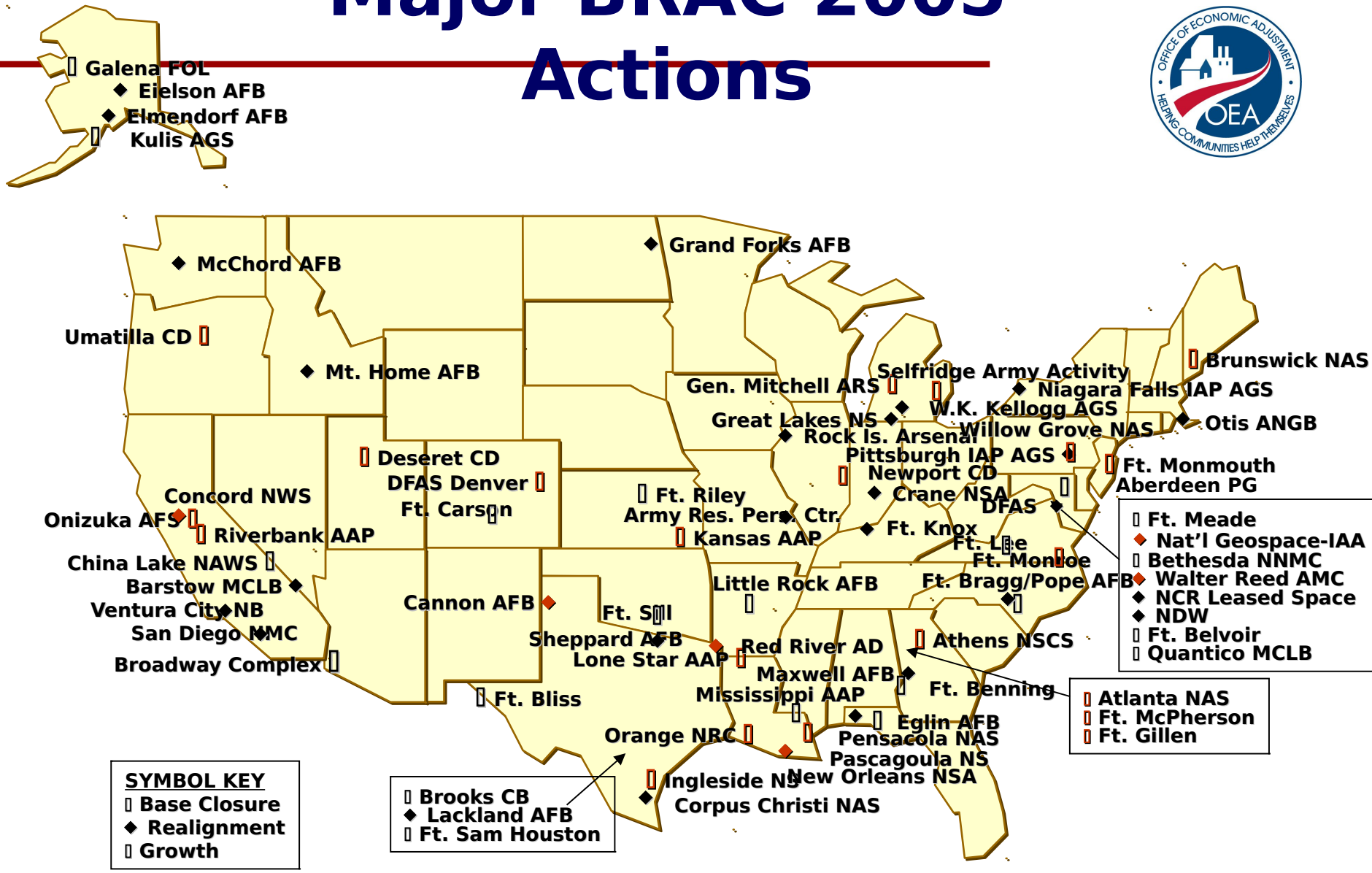
Major BRAC 2005 Actions



OEA 01/06

Note: symbols in red indicate redevelopment planning sites

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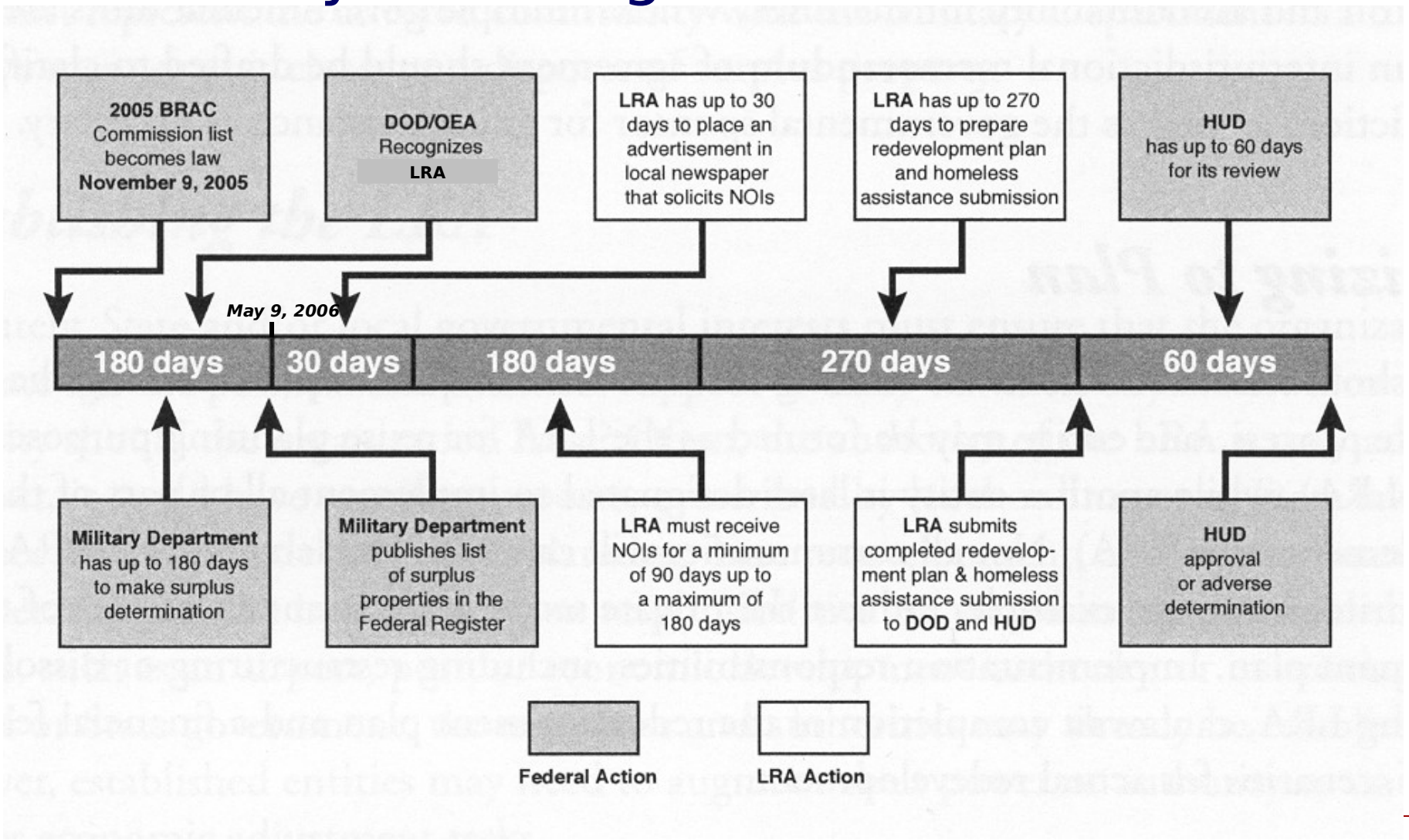
Key Statute (P.L. 101-510) Dates

- November 9, 2005—Date of Approval
- November 2005—DoD/Federal property screening begins; LRA formulation & recognition
- May 9, 2006—surplus property notifications
- June-August/November 2006—LRA outreach
- May/August 2007—complete redevelopment plan; submit to DoD/HUD
  - *Plan can be submitted anytime after outreach*
- May/August 2008—property disposal decisions
  - *Anytime after Military Department completes NEPA for property disposal*

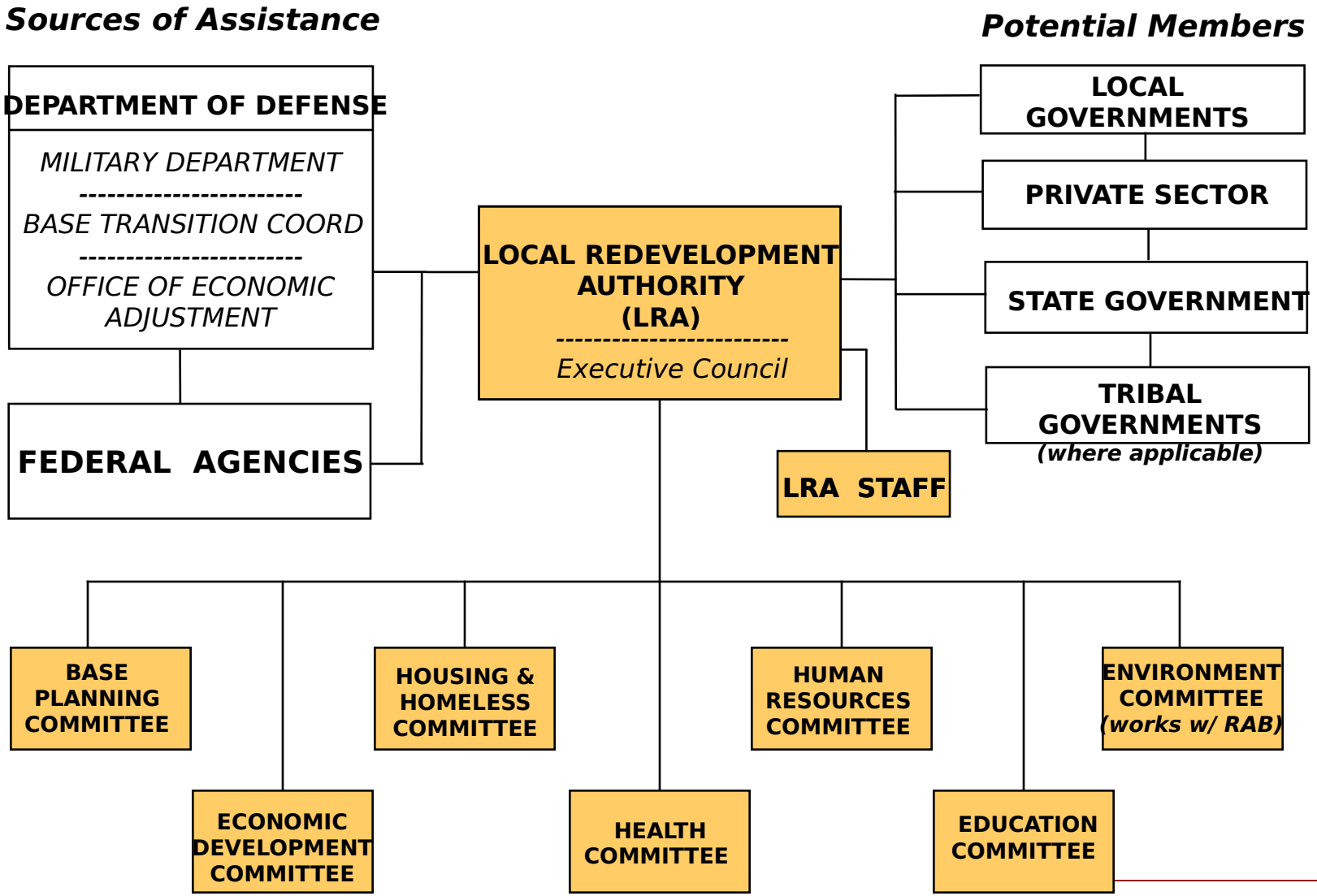
Statutory Planning Timeline


2005 BRAC Commission list becomes law November 9, 2005
DOD/OEA Recognizes LRA
LRA has up to 30 days to place an advertisement in local newspaper that solicits NOIs
LRA has up to 270 days to prepare redevelopment plan and homeless assistance submission
HUD has up to 60 days for its review
May 9, 2006
180 days
30 days
180 days
270 days
60 days
Military Department has up to 180 days to make surplus determination
Military Department publishes list of surplus properties in the Federal Register
LRA must receive NOIs for a minimum of 90 days up to a maximum of 180 days
LRA submits completed redevelop-ment plan & homeless assistance submission to DOD and HUD
HUD approval or adverse determination
Federal Action
LRA Action

Statutory Planning Process for LRAs

- Establish a local redevelopment authority (LRA) with broad-based membership including jurisdictions with development control authority over the property
- Conduct outreach to homeless providers & public & non-profit organizations eligible for surplus Federal property
- Prepare a base redevelopment plan that balances homeless needs with economic & community development needs
- Submit redevelopment plan to HUD & the Military Department concerned

lustrative LRA Organization Structure



LRA Outreach

6-12 months after date of approval

- LRA responsibility
- Begin within 30 days after surplus notification
- Publish timeframe & procedures in a local paper
- Hold at least one public hearing/workshop
- Conduct outreach to representatives of the homeless
  - *Coordinate with the appropriate HUD Field Office*
- Solicit interest of other interested parties
  - *Public entities & non-profit organizations eligible for public benefit conveyances*
  - *Law enforcement, emergency management, park, education or health facility, historic monument, etc.*
- Consider notices of interest received in preparing base redevelopment plan & accommodate homeless assistance needs

What is a Redevelopment Plan?

- Community's vision, goals, & objectives for base redevelopment
- Market driven
- Primary instrument to ensure land use compatibility between surrounding community & former base
  - Proposed land uses & zoning
  - Supporting infrastructure
  - Redevelopment schedule
  - Capital improvement program

Why is a Community Asked to Prepare a Redevelopment Plan?

- Supports the Military Department's disposal of surplus Federal property
- Guides the Military Department's environmental analysis of base redevelopment as required by the National Environmental Policy Act of 1969, as amended (NEPA analysis)
- Military Department uses the plan in considering property disposal conveyance options for surplus Federal property

Redevelopment Planning Drivers

- Physical & environmental conditions
- Market potential for redevelopment
- Public facilities & services needs
- Homeless accommodation
- Institutional needs
- Compliance with local, state and federal statutes and regulations
  - *Zoning and land use*
  - *Building codes*
  - *Federal property disposal laws*

Collect Data/Analyze Existing Conditions

- Data collection & analysis begins concurrent to specialized planning studies
- Military Department is the source of most technical data for on-base conditions
  - *Base engineering, planning & environmental offices*
  - *Installation Summary Report*
  - *Environmental Condition of Property (ECP) Report*
    - ✓completed remedial & corrective actions
    - ✓current property use
    - ✓nature & extent of known contamination
    - ✓current phase of remedial or corrective action underway
    - ✓presence of protected species
    - ✓presence of historical and cultural assets

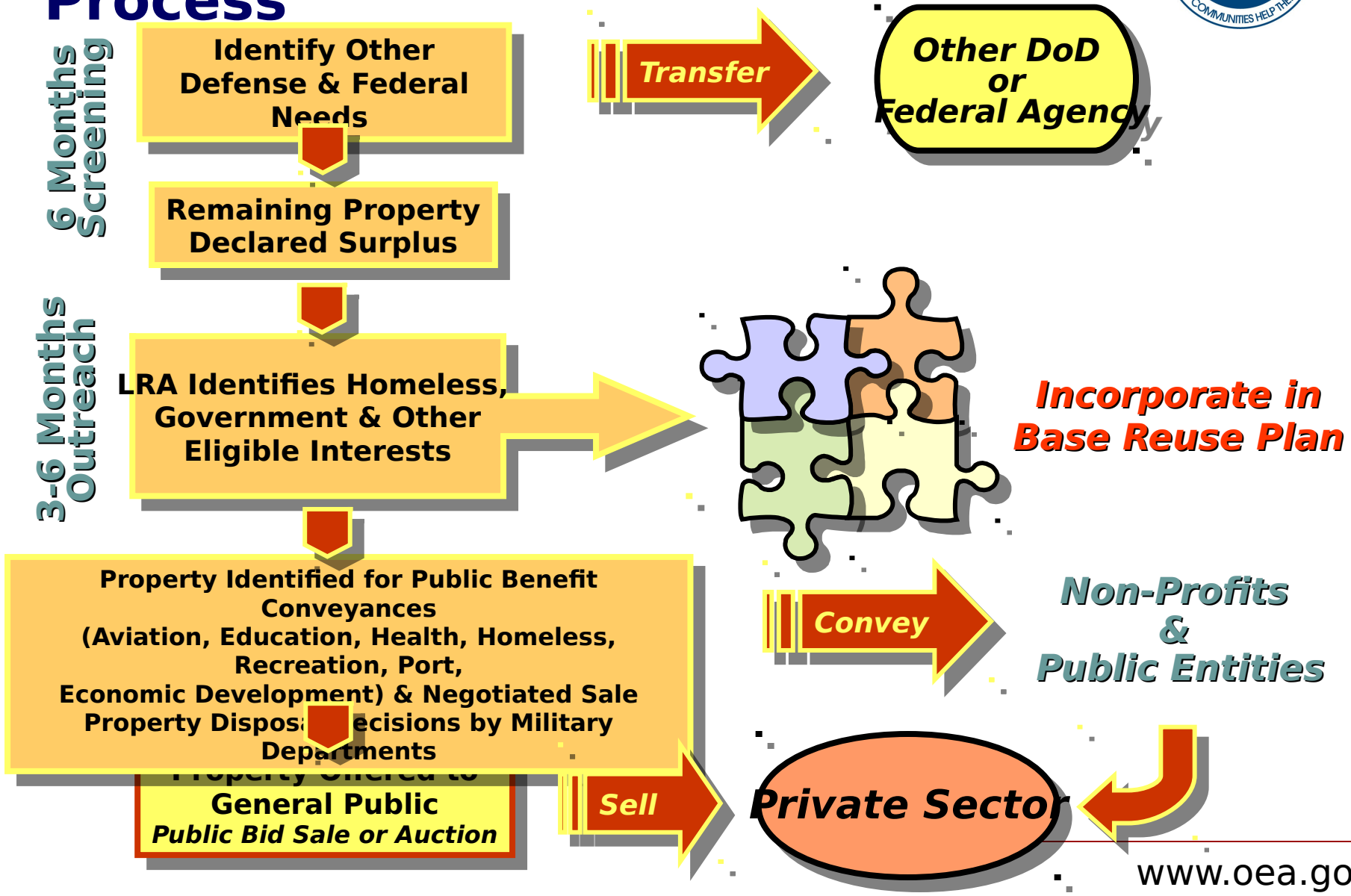
Redevelopment Plan Adoption

- LRA forwards final base redevelopment plan & homeless submission package to HUD & Military Department concerned
- Upon HUD acceptance local government jurisdiction(s) with planning & zoning authority formally adopt plan
- Property is zoned or otherwise entitled to permit redevelopment

Property Disposal Options

- Other DoD/Federal Agencies
- Public Benefit Conveyances (PBCs)
  - *Education, health, recreation, law enforcement, emergency management, homeless, etc.*
- Economic Development Conveyance
- Negotiated Sale to Public Entities
- Public Bid Sales

Federal Property Disposal Process


6 Months Screening
Identify Other Defense & Federal Needs
Transfer
Other DoD or Federal Agency
Remaining Property Declared Surplus
3-6 Months Outreach
LRA Identifies Homeless, Government & Other Eligible Interests
Incorporate in Base Reuse Plan
Property Identified for Public Benefit Conveyances
(Aviation, Education, Health, Homeless, Recreation, Port, Economic Development) & Negotiated Sale
Property Disposal Decisions by Military Departments
Convey
Non-Profits & Public Entities
General Public
Public Bid Sale or Auction
Sell
Private Sector

Questions?

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Department of Defense

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